

PLANNING COMMITTEE

Minutes of the meeting of the Planning Committee held in the Council Chamber, Town Hall, Ruthin on 23rd April 2003 at 10.00 a.m.

PRESENT

Councillors F.D. Jones (Chair), B. Blakeley, (sub for D. Jones), Sophia Drew, A.E. Fletcher-Williams, I.M. German, M.A. German, K.N. Hawkins, D.M. Holder, N.J. Hughes, G. Jones, M.M. Jones (Observer), P. M. Jones, R.E. Jones, R.J.R. Jones, S. Kerfoot-Davies, E. A. Owens, F. Shaw, J.A. Smith, D.A. Thomas, S. Thomas, A. J. Tobin (Observer), K.E. Wells, C.H. Williams, E.W. Williams (Observer), and R.Ll. Williams.

ALSO PRESENT

County Clerk, Head of Planning Services, Principal Planning Officer (South), Senior Planning Officer (North) (P. Lloyd) and Administrative Officer (G. Butler).

APOLOGIES FOR ABSENCE WERE RECEIVED FROM

Councillors Joan Butterfield, M.Ll. Davies, D. Jones, and E.R. Jones

1298. URGENT MATTERS

None

1299. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

The report by the Head of Planning Services (previously circulated) was submitted enumerating plans submitted and requiring determination by the Committee.

RESOLVED that:-

(a) *the recommendations of the Officers, as contained within the report now submitted, by confirmed and planning consents or refusals as the case may be, be issued as appropriate under the Town and Country Planning (General Permitted Development) Order 1995, Planning and Compensation Act, 1991, Town and Country Planning Advertisements Regulations, 1994 and/or Planning (Listed Buildings and Conservation Areas) Act, 1990 to the development proposed by the following plans subject to the conditions enumerated in the schedule now submitted:-*

(i) Consents

Application No.	Description and Situation
02/2003/0148/PO	Development of land for the erection of a dwelling (outline application) on land to the rear of Bron Dyffryn, Denbigh Road, Ruthin SUBJECT to the deletion of Condition 10 and the addition of the following notes to Applicant 1. You are advised to ensure that there is no interference with the footpath along the road frontage in the course of any development. 2. In view of the shape and size of the site and its relationship with adjacent development, you are advised to discuss detailed plans of the dwelling unit with the Case Officer prior to the submission of any application.

03/2002/1232/PF

(Following consideration of 1 additional letter of representation from R. Smith, Lammermuir, Wern Road, Llangollen)

Alterations and extensions to existing building to form 22 residential units and 4 office units at Upper Dee Mill Street, Llangollen

SUBJECT to (i) The voluntary transfer of an agreed "Commuted Sum" payment for Open Space provision and maintenance from the developer to the County Council, and the clearance of the cheque or

(ii) The completion of a Section 106 Obligation requiring the payment of a Commuted Sum for the Open Space provision and maintenance from the developer to the County Council, and the clearance of the cheque. If a legal agreement is not signed within 12 months the application will be reported back to Committee and considered in light of the circumstances prevailing at that time.

NEW CONDITION 10. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the detailing of the Car Parking arrangements, and the approved details shall be completed in their entirety prior to the first occupation of any of the living units hereby approved.

11/2002/0276/PO

(Following consideration of 5 additional letters of representation from : E. Moody, 3 Erw Las, Clocaenog; Mr & Mrs Collins, Nant Llafarddu; Mr R. Mill, 2 Erw Las; Mrs S. Black, Stryt Cottage; S.G. & J.A. Bloom, 1 Erw Las, Clocaenog).

Development of land by the erection of a dwelling, construction of new vehicular access and installation of a new septic tank (outline application) at Glandwr Clocaenog Ruthin

SUBJECT to amended conditions 4, 5 & 9

4. No part of the proposed dwelling which is of two storey height shall be located within 6 metres of the northern (Erw Las) boundary of the site.

5. The plans accompanying the application have been treated for illustrative purposes only, and do not form part of this permission.

9. The means of foul drainage shall be by way of a septic tank unless otherwise agreed in writing by the Local Planning Authority; and no development shall be permitted to commence until the formal written approval has been obtained from the Local Planning Authority in consultation with the Environment Agency, to the acceptability of the ground conditions for the soakaway for the septic tank.

Reason as report.

13/2002/0151/PF

Erection of a split level dwelling and formation of a new vehicular and pedestrian access at land between 23 & 27 Tan Y Bryn Pwllglas Ruthin.

SUBJECT to amended condition 3

3. The access and turning area shall be constructed to wearing course prior to the commencement of any building works on the dwelling, and shall be surfaced with tarmacadam or such other top course material as may be agreed in writing by the Local Planning Authority prior to the first occupation of the dwelling, and shall be maintained in such material at all times.

15/2003/0031/PF	<p>Conversion of part of agricultural building to visitor centre and accommodation block and installation of new septic tank at Gweryd Lodge, Plas Lane, Llanarmon-Yn-Ial, Mold</p> <p>SUBJECT to amended condition 5 and new condition 6</p> <p>5. The cafe and shop hereby approved shall only be open for use by persons attendant at The Visitor Centre, the bunkhouse accommodation and the users of the Gweryd Lodge fishery.</p> <p><i>Reason</i> : The highway network is considered unsuitable to cater for a volume of traffic in excess of that using the approved facilities on the site.</p> <p>6. The use of The Visitor Centre and accommodation block shall not be permitted to commence until the written approval of the Local Planning Authority has been obtained to the details of a landscaping/planting scheme, including surfacing materials for the car park and the area around the building, and the approved scheme shall be implemented in its entirety no later than the first planting season following the commencement of either of the uses. Any trees or shrubs which, within a period of 5 years from the date of planting, die, become diseased or removed, shall be replaced in the first planting season thereafter by trees of a similar size and species.</p>
27/2003/0042/PS	<p>(Following consideration of 1 additional letter of representation from Llantysilio Community Council).</p> <p>Variation to original conditions on permission for log cabin development restricting use</p> <p>(1) As tourist/student accommodation offered by Abbey Fisheries as part of leisure/fish farming education centre, and</p> <p>(2) As permanent living accommodation/second homes or long let leasing arrangement to allow for holiday use for up to 11 months a year, with no restriction on letting or sale (Condition 4 on 38/12822, Condition 4 on 38/11990 and Condition 1 on 38/10283) at Abbey Fisheries, Llantysilio, Llangollen</p> <p>SUBJECT to the amended Reason for condition 1:</p> <p><i>Reason</i>: To ensure the chalets are used solely for holiday purposes, as in the absence of the condition, the chalets could be occupied as permanent residential accommodation, contrary to planning policies relating to development in the open countryside.</p>
42/2003/0113/PF	<p>Enclosure of existing open-plan car parking area within curtilage of dwelling and erection of 1.8m high (overall) timber fence: parking area at Fairhaven, Waterfall Road, Dyserth, Rhyl.</p>
42/2003/0245/PF	<p>Erection of two-storey pitched-roof extension at side and conservatory at rear of dwellinghouse at 77 Cwm Road, Dyserth, Rhyl</p> <p>SUBJECT to additional condition 3</p> <p>3. The ground floor side elevation store window shall be obscure glazed and thereafter retained as such.</p> <p><i>Reason</i> : in the interests of privacy.</p>
43/2002/1264/PF	<p>(Following consideration of amended plan received and 2 additional letters of representation from Chris Ruane MP; (on behalf of Mrs Hannaby, 44 Berwyn Crescent); R.I. Senior, 238a Victoria Road, Prestatyn).</p> <p>Erection of 17 No. dwelling houses and 14 No. two-storey flats, doctors' surgery and pharmacy and formation of access roads</p>

	and parking areas at Plots 1-17, Flats & Surgery Site, Rhodfa Wyn, Tower Gardens Estate (Anwyls) Victoria Road, Prestatyn (Councillors S. Drew. I. M. German and M. A. German wished it to be noted that they voted against the granting of planning permission)
44/2003/0136/PF	Erection of pitched-roof extension at rear of dwellinghouse at 54 Highlands Road, Rhuddlan, Rhyl.
44/2003/0176/PF	Erection of two-storey pitched-roof extension at side of dwellinghouse at 2 Llys Aderyn Du, Rhyl.
45/2003/0267/PF	(Councillor A. E. Fletcher-Williams declared an interest in the following application and left the Chamber during consideration thereof.) Change of use of part of first floor to provide additional accommodation for day nursery at 85 Dyserth Road, Rhyl. Councillor E. A. Owens wished it to be minuted that there is no intent to increase the number of children attending the nursery. (Following consideration of 1 additional letter of representation from Babbie).
45/2003/0311/PF	Provision of combined cycleway and footway between Tynewydd Road and Ffordd Anwyl at land at Playing Field Tynewydd Road, Rhyl. SUBJECT to amended conditions 2 and 3 and new condition 4 2. No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of: (a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development. (b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of the planting. (c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas. (d) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform. (e) proposed positions, design, materials and type of boundary treatment. 3. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development and any trees or plants which, within a period of five years of the development, die are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. 3. The development hereby permitted shall not commence until details of any mounds or bunds sited or proposed to be sited immediately to the north of the application site shall be submitted to and approved in writing by the Local Planning Authority. <i>Reason</i> : In the interests of amenity
46/2002/1362/PF	(Following consideration of one additional letter of representation from Head of Highways).

Erection of single dwelling and garage at part garden of Gilwern Glascoed Road, St. Asaph.

- (ii) Refusals
43/2002/1216/PF
- (Following additional reference to Policy ENP6 (Flooding)).
Demolition of existing industrial units and erection of 12 No. Flats in 2 blocks and alterations to existing pedestrian access at Sandy Lane Business Park, 25 Sandy Lane, Prestatyn.
- (iii) Defer for Reasons Given
44/2003/0006/PF
- (Following consideration of amended location plan (circulated) and five additional letters of representation from: Rhuddlan Town Council; Head of Highways; CADW; Mr K. Plews, 12 Howell Avenue, Rhuddlan; D.G. & P.N. Evans, Hafod y Gan, Pentre Lane, Rhuddlan).
Erection of 16 No. detached dwellings and alterations to existing vehicular access at Plots 1-16 Tir Morfa Site, Meliden Road, Rhuddlan
1. To address Head of Highway response.
 2. To allow imposition of a Tree Preservation Order as soon as possible.
 3. To allow further negotiation over relationship of open space to layout.
 4. To enable further discussions over the future of the existing school building.
- 44/2003/0007/PF
- (Following consideration of minor error on report plan (amended plan circulated) and additional letters of representation from CADW; Mr K. Plews, 12 Howell Avenue, Rhuddlan; and D.G. & P.N. Evans, Hafod y Gan, Pentre Lane, Rhuddlan).
Erection of two detached dwellings and alterations to existing vehicular access at Plots 17 and 18 Tir Morfa Site, Meliden Road, Rhuddlan.
1. To address Head of Highway recommendation.
 2. To allow imposition of Tree Preservation Order as soon as possible.
 3. To allow further negotiation over relationship of open space to layout.
 4. To enable further discussions over the future of the existing school building.
- 45/2003/0076/PF
- Erection of two-storey integrated centre with car park and new vehicular access to Ffordd Las at land at Christchurch School, Ernest Street fronting Ffordd Las, Rhyl.
Defer - local consultation ensure amended details are deposited in Rhyl Library.
- (iv) Site Visits
43/2002/1223/PF
- (Following consideration of amended plans received and additional letters of representation from: Prestatyn Town Council; Head of Highways; Councillor S. Drew; J.H. Jones, 8 Tudor Avenue, Prestatyn; P.G. Arnold, Terfyn Hall West, Upper Gronant Road, Prestatyn,; Petition of 97 names).
Demolition of existing dwelling at No. 2 Tudor Avenue to allow extension to existing Elderly Persons' Residential Home at No. 50 Gronant Road.
At 2 Tudor Avenue and 50 Gronant Road, Prestatyn.

Defer for the following reasons:

1. Inadequate parking/access information submitted to enable full assessment of highway impacts.
2. Poor quality of planning application submission drawings and design of proposal unacceptable.

Defer to await amended plans and to allow time to re-consult with neighbours on receipt of acceptable revised/additional plans.

Members further resolved to hold a SITE VISIT once acceptable plans are received.

3. Application Code No 41/3002/808/PC - land adjacent to Warren House, Bodfari

Submitted: report by the Head of Planning Services detailing proposed conditions to be imposed on the above application, which was granted planning permission at Planning Committee on 29th January 2003.

(Following consideration of 1 additional letter of representation from Mr Bob Barton).

Resolved: in accordance with the recommendation subject to the following modifications

Condition 6 - dates to be inserted

Condition 7 - deleted

Condition 11 - word "delivery" to be replaced with "deliveries"

Additional condition The polytunnel hereby permitted shall be sited in the position shown as hatched on the additional plan accompanying the applicant's letter received 3 February 2003.

Reason : In the interests of the visual amenity of the AONB

4. ENFORCEMENT ITEMS

ENF/2003/15

Unauthorised Advert sign at 208 High Street, Prestatyn.

RESOLVED That authorisation be given to: Instigate prosecution proceedings or other appropriate action under the Planning Acts, including the service of a discontinuance notice if deemed necessary, to secure the removal of the externally illuminated fascia sign.

ENF/2003/16

Unauthorised shop front at 208 High Street, Prestatyn.

RESOLVED - That authorisation be granted for the following :

(i) Serve an Enforcement Notice to secure removal of the unauthorised galvanised metal stall raisers.

(ii) Instigate prosecution proceedings or any other appropriate action under the Planning Acts against the person or persons upon whom any Enforcement Notice or other such Notice is served should they fail to comply with the requirements thereof.

1300. POWYS COUNTY DRAFT UDP - CONSULTATION MARCH 2003

Submitted : Report by Head of Planning Services, advising Members of the receipt of a consultation from Powys County Council on their Draft Unitary Development Plan, requesting observations by 6 2nd May 2003

Resolved:

That the officer's report be accepted as Denbighshire County Council's response , raising no objection to the Powys Consultation Draft UDP.

1301. DATE OF SITE VISIT

The Head of Planning Services' written report (previously circulated) was submitted seeking approval for site visits arising from Agenda Item No. 2 to be held on 28th April 2003 and advising of the current membership of the Site Visit Panel.

One site visit was proposed (Tudor Avenue/Gronant Road, Prestatyn) to be held when additional plans are received.

RESOLVED that the date of the approved site visit be determined following receipt of additional plans.

1302. LIST OF APPLICATIONS DEALT WITH UNDER DELEGATED POWERS

The Head of Planning Services submitted his written report (previously circulated) of applications for Planning Permission determined by him under delegated authority between 1st and 31st March 2003.

RESOLVED that the report be received.

Meeting closed at 11.30 a.m.